

GALLOWAY TOWNSHIP
2015

WHY GALLOWAY?

- Continued population growth
- Diversity of development opportunities
- Diversified work force
- Availability of multiple resources
- Excellent education opportunities
- Dedicated to Public Safety and Community
- Commitment to growing, expanding and sustaining existing successful businesses.
- Waterfront access
- Committed to sustainability and the environment
- Committed to a quick and efficient development process
- Willingness to think outside the box (business incubation, aquafarming, alternative energy).

CONTACTS

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"I want to personally thank Don Purdy, Tony Coppola and their team for helping what is now an international company remains right here in Galloway Township. Their proactive approach to redevelopment, their foresight in working with the State on economic incentives for development projects and their personal attention to making sure we got through the regulatory process as easily and quickly as possible has resulted in us investing over 20 million dollars and bringing over 400 jobs here to Galloway." Chris Terrells, RDI

OVERVIEW

PURPOSE

Thank you for attending Galloway Township's "Breaking Ground: An Economic Development Roundtable." A few years ago, the Township held a similar event from which the Township gained valuable insight regarding the developer's perspective on doing business in Galloway. The event, entitled "Galloway Township – Open for Business" allowed the Township to turn a critical eye on the processes for businesses to begin, grow, expand and sustain themselves in Galloway Township. We are sure that this "Breaking Ground" event will be just as productive.

Galloway Township Development Committee.

Don Purdy

Anthony Coppola

Brian Tyrrell

GALLOWAY TOWNSHIP

OVERVIEW

Galloway Township, located in Atlantic County New Jersey, is one of the largest (area) municipalities in the State with approximately 115.2 square miles. Of the 115.2 square miles, approximately 26 square miles are water/marsh land with parts of the Township in the New Jersey Pinelands National Reserve. Galloway is also one of the oldest municipalities in New Jersey having been established in April 1774 by Royal Charter and incorporated in 1798 as one of the original 104 New Jersey municipalities.

Galloway Township is a municipality of Communities, including Smithville, Leeds Point, Oceanville, Conoverstown, Absecon Highlands, Pomona, Germania, Cologne and South Egg Harbor. Galloway is home to Stockton University and AtlantiCare Regional Medical Center and is home the annual LPGA Shop Rite Classic Golf Tournament.

EDUCATION

Primary and Secondary Education

The local school district in the Township is a Type II school district. As such, the Board of Education of the Township of Galloway in the County of Atlantic, New Jersey governs the operation of the local school district. The Board consists of nine members elected by the voters in alternate three-year terms.

SCHOOLS

Galloway public primary education is conducted in six (6) schools:

Pomona Preschool	
Smithville Elementary School	K-6
Roland Rodgers Elementary School	K-6
Reeds Road Elementary School	K-6
Arthur Rann Elementary School	K-6
Galloway Township Middle School	7 - 8

School Enrollment								
	2008	2009	2010	2011	2012	2013	2014	2015
Pre-K	32	42	34	26	31	31	34	
K	309	337	337	315	327	330	321	
1	346	323	328	344	303	316	327	
2	320	369	304	309	335	347	321	
3	354	321	350	301	290	325	337	
4	336	347	309	341	285	325	323	
5	354	329	348	312	325	366	326	
6	362	350	334	327	324	363	370	
7	362	370	362	327	339	402	369	
8	412	357	372	369	335	375	388	
Sp.Ed	502	507	485	523	556			
	3689	3652	3563	3494	3450			

Secondary Education

Galloway public secondary education is conducted through the Greater Egg Harbor Regional School District and that consists of three High Schools: Absegami High School, Cedar Crest High School and Oak Crest High School. Absegami is located within the Township while Galloway is a sending district to the other two high schools. Township public school

students are also eligible to attend the Atlantic County Institute of Technology or the Charter-Tech High School for the Performing Arts, located in Somers Point.

Greater Egg Harbor Regional High School

Absegami, Oakcrest, Cedar Crest

School Enrollment								
	2008	2009	2010	2011	2012	2013	2014	2015
9	966	1,004	1,037	925	935	821	835	
10	975	981	1,030	984	924	916	816	
11	952	897	860	882	865	806	825	
12	881	909	866	809	869	843	774	
Ungraded	102	98	63	94	40	97	62	
	3876	3,889	3,856	3,693	3,633	3,483	3,321	

HIGHER EDUCATION

Stockton University is located in Galloway Township. Achieving the distinction of being elevated to "university" status in 2014, Stockton is an ever growing presence in the Community and Stockton University is an undergraduate and graduate university of the arts, sciences, and professional studies. Stockton University offers the following degrees: BA, BS, BFA (Bachelor of Fine Arts), MA, MS, MBA, and DPT (Doctor of Physical Therapy).

In 2015, Stockton was once again ranked in the top tier of the Best Regional Colleges and Universities of the North (America's Best Colleges for 2015) by *U.S. News and World Report*, Stockton is among this category's top-10 public institutions.

Stockton University

School Enrollment								
	2008	2009	2010	2011	2012	2013	2014	2015
Ugrad			7,062	7,240	7,516	7,539	7,714	7,808
Grad			817	868	884	919	856	866
			7,879	8,108	8,400	8,458	8570	8,674
Faculty	263	263	271	282	284	290	304	

Fall enrollment
comparisons

PRIMARY GOALS

- Support investment in the Galloway Community that creates new jobs and employment opportunities.
- Provide a plan for structured growth, development and rehabilitation.
- Cultivate an entrepreneurial and academic environment that fosters innovation.
- Identify development “possibilities” to entice businesses to choose Galloway.
- Create and maintain user friendly processes for development in Galloway.

GALLOWAY ECONOMIC DEVELOPMENT COMMITMENTS

Galloway is actively seeking development in the Township from all types of development and entrepreneurs. We want to maintain and grow the current businesses within our borders. To that end, Galloway has a core set of “development – growth” values that are applicable to the development, growth, and rehabilitation of Galloway.

- Support growth of local businesses, both large and small.
- Create and sustain Galloway for future generations.
- Leverage to current assets of Stockton University and AtlantiCare Regional Medical Center to build economic opportunities in Galloway.
- Retain successful businesses within the Galloway community and allowing for expansion and employment growth.
- Work to balance efficient and effective regulatory requirements while maintaining high quality community standards.
- Continue to ease and streamline the processes for businesses to do business in Galloway.
- Fully explore all types of development opportunities– industrial, manufacturing, retail, wholesale, entrepreneurial, agricultural, energy, etc., that increase job opportunities for Galloway residents and fulfill needs within the Community.
- Aggressively market Galloway to attract businesses, consumers, visitors and residents.
- Ensure broad community benefit from economic growth and prosperity.

GALLOWAY QUICK FACTS

Created by Royal Charter:	April 1774
Incorporated:	1798
Population (2010 Census):	37,349
Population (est.2014)	37,583
Area (sq.miles)	115.2

Major Employers

AtlantiCare Regional Medical Center

- 1,692 jobs in Galloway Township
- 135,000 visitors per year

Richard Stockton University

- Continued student growth and expansion of programs
- Expansion of student housing and collateral concerns
- Seaview Hospitality Expansion

Atlantic City International Airport

FAA Tech Center

NexGen Aviation Research and Technology Park

Galloway School System

Major Attractions

Championship Golf Courses

Galloway National Golf Club

Seaview Resort

Blue Heron Pines Country Club

Renault Winery and Golf Course (The Vinyard)

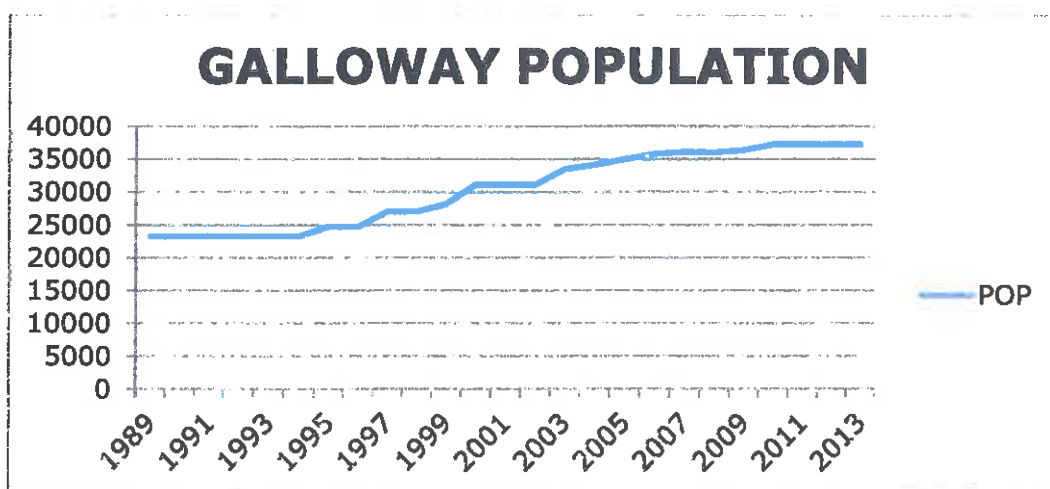
Historic Village of Smithville

Edwin B. Forsythe National Wildlife Refuge

TRENDS

YEAR	POPULATION	INCREASE/ DECREASE	PERCENTAGE
1930	3,416	--	
1940	3,457	41	+1.20%
1950	4,410	683	+19.75%
1960	5,634	1,494	+36.09%
1970	8,276	2,642	+46.90%
1980	12,176	3,900	+47.12%
1990	23,330	11,154	+91.60%
2000	31,209	7,879	+33.80%
2010	37,349	6,140	+16.44%
Est. Jul. 2014	37,583	143	+0.6%

Though growing at a reduced rate as compared to the late 20th Century and early 21st Century, Galloway continues to grow and develop.



NUMBER OF PARCELS									
	2005	2010	2011	2012	2013	2014	2015	10 year % chng	5 Year % chng
Vacant	4,451	3,736	3,725	3,695	3,657	3,631	3,532	-20.65%	-5.46%
Residential	12,334	13,267	13,281	13,278	13,299	13,308	13,327	8.05%	0.45%
Farm	357	385	366	393	401	414	441	23.53%	14.55%
Commercial	398	444	447	449	451	486	479	20.35%	7.88%
Industrial	2	2	2	2	2	2	2	0.00%	0.00%
Apartment	17	17	17	17	17	17	17	0.00%	0.00%
	17,559	17,851	17,838	17,834	17,827	17,858	17,798		

The Township of Galloway is trending toward development. The Township is encouraging, inviting and actively participating in the responsible development of Galloway.

The Township is also trending toward a more diverse population.

	2000 Census	2010 Census
White alone	77.2%	71.9%
Black or African-American Alone	9.8%	11.4%
Asian alone	8%	10%
Hispanic or Latino	6.2%	10%
American Indian or Alaska Native	0.2%	0.3%
Two or More Races	3.4%	2.9%
White alone, not Hispanic or Latino	74.3	66.8%

WHAT MAKES GALLOWAY COMPETITIVE?*

ECONOMIC STRENGTH AND FINANCIAL MATURITY

- Balanced and stable budget (1 cent decrease 2015)
- Good Bond Rating - AA
- Structured Debt Service

PHYSICAL CAPITAL

- Long term planning for infrastructure (roads/sewer)
- Area served by airport, rail, bus public transportation
- Good telecommunication infrastructure

INSTITUTIONAL EFFECTIVENESS

- Township Government fiscal autonomy (never transitional aid area)
- Stable Tax Rate (adjusted for 2014 Revaluation) - Tight fiscal controls
- Shared service implementation

ENVIRONMENTAL AND NATURAL HAZARDS

- Risk of natural disaster – controlled
- Strong environmental governance
- Home to Edwin B. Forsythe National Wildlife Preserve

SOCIAL AND CULTURAL CHARACTER

- Large number of cultural opportunities
- Open and diverse population
- High commitment to Public Safety and Community Policing

HUMAN CAPITAL

- Though slowing, a steady population growth
- Entrepreneurial and business incubation opportunities
- Quality of Education good, enhanced by Stockton University
- Health care excellent

GLOBAL APPEAL

- Home to AtlantiCare Regional Medical Center
- Home to Stockton University
- Home to Historic Smithville Village
- Home to Fortune 500 Companies
- Home to Championship Golf Courses
- Home to LPGA nationally televised tournament

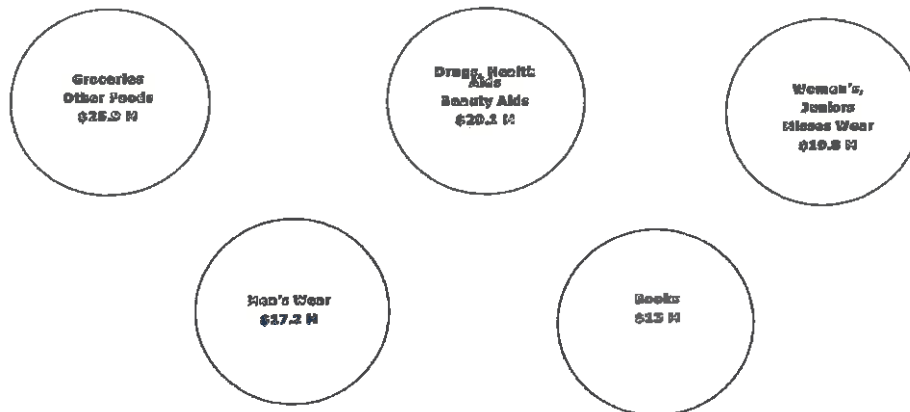
* Adapted from "What Makes a City Competitive?" *The Economist*, Intelligence Unit Limited 2012

<u>OWNER OF RECORD</u>	<u>NATURE OF BUSINESS</u>	<u>2015 ASSESSED VALUE</u>
1. Marriot Ownership Resorts Inc (34,618,500) Marriott Vacation Worldwide Corp (4,806,700)	Timeshares	39,425,200
2. Galloway Apartments LLC	Apartment Complex	37,000,000
3. JSM at Galloway	Unit Development	31,041,300
4. Galloway Sen Prop	Assisted Living	10,369,500
5. 300 E Jimmie Leeds Rd LLC	Rehabilitation Hospital	9,200,000
6. Galloway National	Country Club	7,883,500
7. Galloway Real Property LLC	Health Center	7,800,000
8. Route 27 Acquisition LLC	Super Market & (5) Stores	7,275,000
9. Verizon	Telephone	6,574,346
10. Ole Hansen & Son	Various	5,859,000

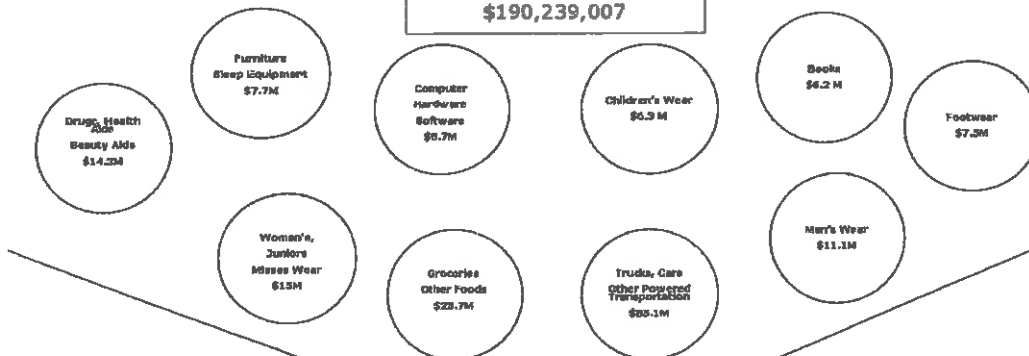
OPPORTUNITY GAP/SURPLUS

2015 Figures Prepared October 1, 2015 by Nielsen Solution Center

Within 5 Miles of Galloway
\$13,956,694



Within 3 Miles of Galloway
\$190,239,007



GALLOWAY

TOWNSHIP



Town Center

OPPORTUNITY GAP – RETAIL SALES & EATING, DRINKING PLACES

- TOWN CENTER
 - Within 1 mile (\$5,861,975)
 - Within 3 miles \$190,239,007
 - Within 5 Miles \$13,956,694
- WHITE HORSE PIKE
 - Within 1 mile \$33,769,042
 - Within 3 miles \$83,756,081
 - Within 5 Miles (\$585,241,810) – Books +\$8,195,398

Targeted Development Areas

- TOWN CENTER
- ROUTE 9 CORRIDOR
- WHITE HORSE PIKE
- CHRIS GAUPP DRIVE/JIMMIE LEEDS ROAD

KEY PARCELS

- Assumption Church – 19 acres
- Nantucket at Galloway
 - 93,918 sq.ft. Shopping Center Approved
 - Future Residential of 200 +/- Units
- White Horse Pike and Genoa – 9 acres
- White Horse Pike and Jimmie Leeds
 - 5 acres
 - 13 acres

POSSIBLE INCENTIVES/OPPORTUNITIES

Galloway Township is committed to working with developers to think outside the box and provide a business/development friendly atmosphere.

- Availability of State Loans, Grants, Incentives
[<http://www.nj.gov/njbusiness/financing/>]
 - EDA [<http://www.njeda.com/>]
 - Grow NJ – job creation and retention
 - Economic Development and Growth Program – ERG
 - Brownfields Remediation
 - Job Creation and Retention
 - Real Estate
 - Development Assistance
 - Leasing Opportunities
 - New Jersey Business Incubation Network
 - Site Solutions
 - Manufacturing
 - Small to Mid Size Businesses
- Availability of Atlantic County Grants, Incentives
 - ACIA
- Availability of Township Incentives
 - Redevelopment Areas
 - Rehabilitation Areas
 - PILOTS/MOUs
 - Public-Private Partnerships
 - Streamlined Administrative Processes
- Other Possible Incentives/Opportunities
 - Energy Incentives - State [<http://www.nj.gov/njbusiness/financing/>]
 - New Jersey's Clean Energy Program
 - Offshore Wind Renewable Energy Certificates (ORECs)
 - Enterprise Development Center at NJIT
 - Rutgers EcoComplex
 - Solar Renewable Energy Certificates (SRECs)
 - Clean Energy Solutions
 - Cultural and Arts Grants – State
 - Technology and Life Sciences – State
 - Edison Innovation Fund
 - Edison Innovation Zones
 - Leasing Opportunities
 - New Jersey Business Incubation Network
 - Angel Investor Tax Credit Program
 - Technology Business Tax Certificate Transfer Program